

4 UNIT WATERFRONT APARTMENT BUILDING

FOR SALE - \$ 1,399,000

Smith &
Associates Commercial

135 BRIGHTWATER DR, CLEARWATER BEACH



Excellent opportunity to purchase a 4 unit waterfront apartment building in world famous Clearwater Beach, just a two block walk to the beaches

Unit mix consists of one large 2br/2ba and three 1br/1ba apartments; ideal to live in the 2br and rent out the other 3

Importantly, the "T" or Tourist zoning allows for long or short term rentals, making this ideal for Airbnb, VRBO, or any of the other vacation rental sites

Property totals about 7,200 square feet, with 60' frontage on the intracoastal waterway, a brand new dock, and room for boat slips; a short distance to the open Gulf waters

This 1954 block building offers 2,600 square feet of rentable space, and has been recently and completely remodeled

New roof, air conditioners, landscaping, paint, kitchens, electric, pavers, sprinkler systems, doors, fencing, and too much more to list

Units are now being leased on an annual basis at \$ 1,500 per month for two of the one bedrooms, \$ 1,500 for the other, and \$ 2,200 for the two bedroom

Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.

PAT CALHOON, COMMERCIAL BROKER
CALHOON COMMERCIAL GROUP

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels
DIRECT 727.542.0998 | OFFICE 727.282.1788 | pcalhoon@smithandassociates.com
CALHOONCOMMERCIAL.COM

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SCALE: 1"=30'



ADDRESS
135 BRIGHTWATER DRIVE #4
CLEARWATER, FLORIDA 33767

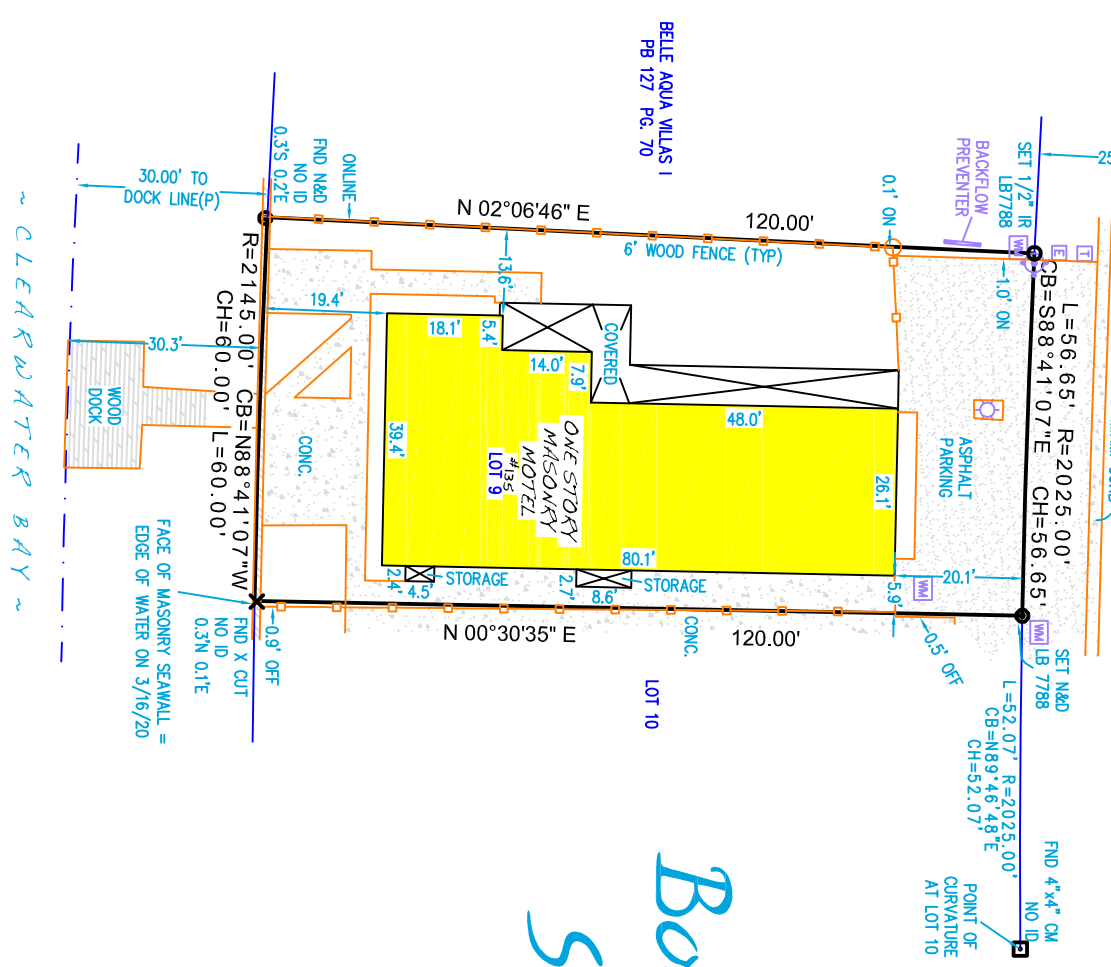
- LEGEND**
- (P) = Plat Measurement
 - (R) = Iron Rod & Cap (IR)
 - ⊙ (N&D) = Nail & Disk (N&D)
 - (CM) = Concrete Monument (CM)
 - OR = Official Record
 - PB = Plat Book
 - Pg = Page
 - CONC. = Concrete
 - LB = Licensed Business
 - LS = Licensed Surveyor
 - FND = Found
 - ID = Identification
 - (C) = Calculated Distance
 - (F) = Field Measurement
 - (D) = Deed Dimension
 - (TYP) = Typical
 - ON/OFF = Onsite/Offsite
 - D = Central Angle
 - L = Arc Length
 - R = Radius
 - CB = Chord Bearing
 - CH = Chord Length
 - (F) = Fire Hydrant
 - (M) = Water Meter
 - (E) = Telephone Riser
 - (B) = Electric Box
 - (L) = Light Pole

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JOB #:	VLSP20-40452
CLIENT #:	---
FIELD DATE:	3/16/20
CREW:	3620
DRAFTER:	AWM/BM
APPROVED:	JEW
SCALE:	1" = 30'

X Borrower's Acknowledgment and Acceptance

BRIGHTWATER DRIVE
PLATTED 50' RIGHT OF WAY
ASPHALT PAVEMENT
2' MIAMI CURB



Boundary Survey

Legal Description (per OR Book 4497, Page 2089)
Lot 9, BAYSIDE SUBDIVISION NO. 2, according to the plat thereof as recorded in Plat Book 27, Page(s) 32-33, Public Records of Pinellas County, Florida.

CERTIFIED TO: (AS FURNISHED)
Frank Wenna

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE". AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0102G, LAST REVISION DATE 9/3/2003, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
FENCES, SEAWALL, CONCRETE & ASPHALT CROSS PROPERTY LINES, OWNERSHIP OF FENCES, SEAWALL, CONCRETE & ASPHALT NOT DETERMINED. DOCK LIES OFF THE SUBJECT PROPERTY AND PAST THE PLATTED DOCK LINE. SOME UTILITIES LIE WITHIN THE SUBJECT PROPERTY.

BASIS OF BEARING:
BEARINGS ARE BASED ON THE WEST LINE OF SUBJECT PROPERTY, WHICH HAS A BEARING OF N 02°06'46" E PER PLAT.

- NOTES**
1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
 2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
 3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
 5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



9415 Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY AND IS MADE IN ANY DIRECTION.



DATED: 3/17/20

Joseph E. Williamson, PLUS PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION #6573 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION